

**ORDINANCE NO. 20060608-098**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4315 GILLIS STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0062, on file at the Neighborhood Planning and Zoning Department, as follows:

The north 55 feet of Lot 11, Block 2, Banister Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 178, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4315 Gillis Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Medical offices (exceeding 5000 sq. ft. of gross floor area)

Medical offices (not exceeding 5000 sq. ft. of gross floor area)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 19, 2006.

**PASSED AND APPROVED**

June 8, 2006

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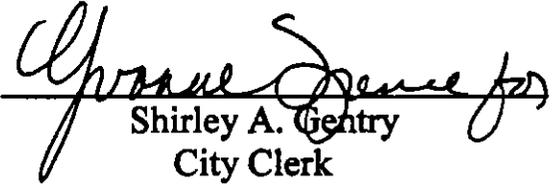
Will Wynn  
Mayor

**APPROVED:**

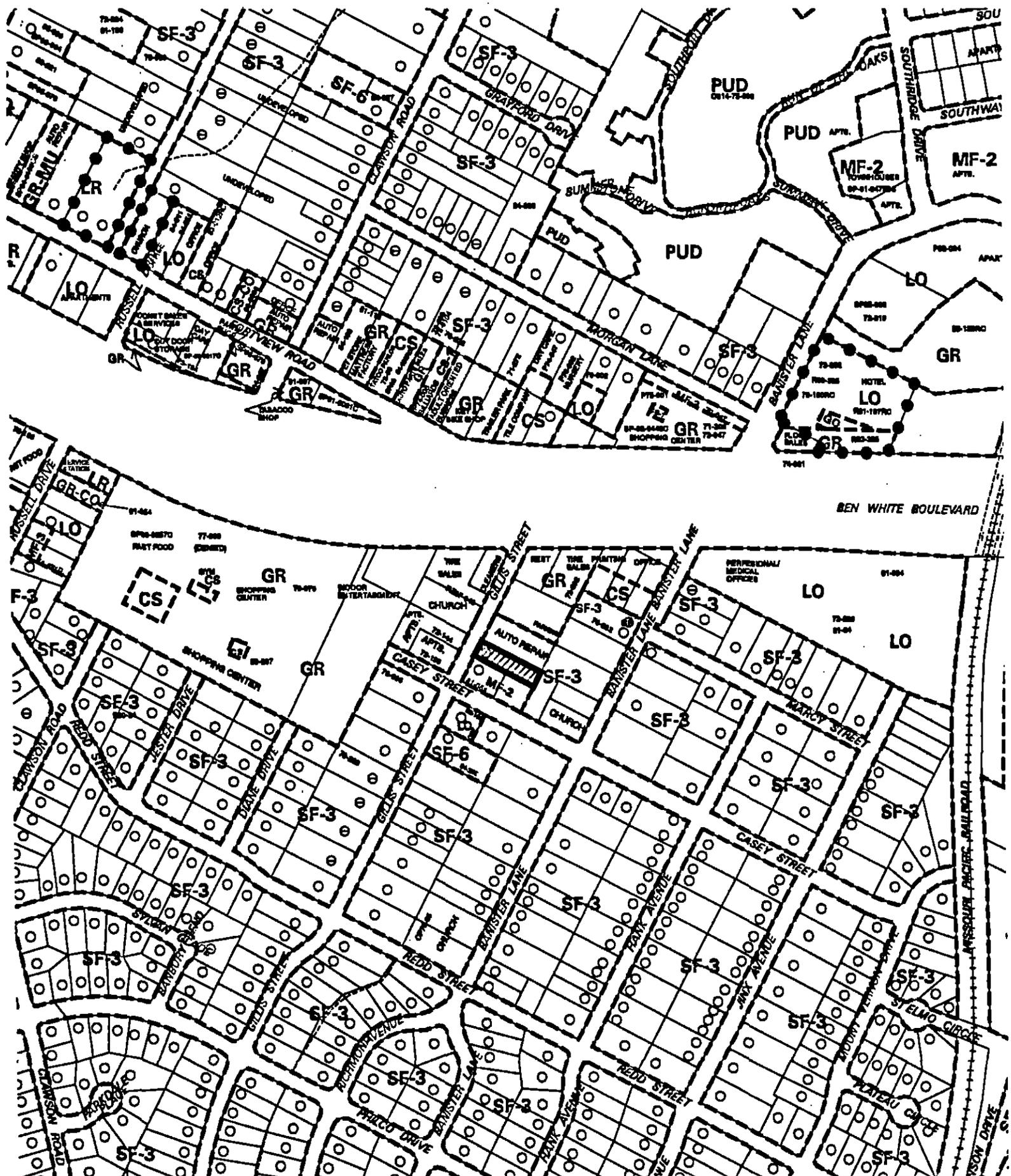


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: W.WALSH

**ZONING EXHIBIT A**

**CASE #: C14-06-0062**  
**ADDRESS: 4315 GILLIS ST**  
**SUBJECT AREA (acres): 0.270**

**DATE: 06-05**  
**INTLS: SM**

**CITY GRID REFERENCE NUMBER**  
**G18**

1" = 400'